

CITY OF MESA

MINUTES OF THE PLANNING HEARING OFFICER

Held in the View Conference Room
55 North Center
Date May 7, 2009 Time 1:30 p.m.

HEARING OFFICER

William "Bill" Petrie

STAFF PRESENT

Debbie Archuleta
Wahid Alam

OTHERS PRESENT

The Planning Hearing Officer (PHO) Bill Petrie welcomed everyone present and approved the minutes of the April 9, 2009, hearing as modified.

Before adjournment at 1:47 p.m., action was taken on the following item(s):

Zoning Cases: Z09-09

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Case: **Z09-09 (District 6)** 3361 South Signal Butte Road. Located north of Elliot Road on the east side of Signal Butte Road (2.23± ac). Site Plan Review. This request will allow the development of a City of Mesa Fire Station.

Comments: Gerrald Adams, Shahir Safi, and Vim Bloomer, represented the case.

Wahid Alam Staff Planner explained the project is 2.23 acres of a City of Mesa site which is 108 overall acres. The only reason the project is coming before the Planning Hearing Officer and then City Council is to meet a condition of approval on the previous zoning case for this site.

Planning Hearing Officer Bill Petrie read the conditions of approval. Mr. Adams stated they did not want to add the second driveway, because the Fire Department did not want conflicts between cars leaving the parking lot and Fire apparatus using the gate to the east of the parking lot. PHO Petrie confirmed there would be a 30' easement between the SRP site and this project. PHO Petrie thought that a 10' landscape setback along that easement could be sufficient. He also thought that the landscaping along the easement did not need to have trees; if SRP objected to them, however, they did need to provide shrubs and ground cover.

PHO Petrie stated that the zoning is in conformance with the General Plan and will serve the needs of the community.

The Planning Hearing Officer **approved** zoning case Z09-09 conditioned upon:

1. Compliance with all City development codes and regulations.
2. Provide 15 foot landscape setback along north property line per Zoning Ordinance Section (11-15-3 A 2. b). The landscape setback does not have to provide trees.
3. *The gate with fencing at the end of the Access Road along east property line shall match with landscape screen walls and rolling gate details as shown in Site Details drawing A1.1. Also extend the fencing to the south to close the gap (approximately 37 feet) between the 6' high masonry wall to the south and the gate to the north.*

Reason for Recommendation: The property is in conformance with the General Plan and serves a need to the community.

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Note: CD's of the Planning Hearing Officer Hearings are available in the Planning Division Office for review.

Respectfully submitted,

John Wesley, Secretary
Planning Director

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